

SUGAR CITY PLANNING AND ZONING MEETING MINUTES  
PUBLIC HEARINGS - THURSDAY, NOVEMBER 17, 2016

**Commissioners in attendance:** Brent Barrus, Dave Thompson, Tyson Harris, Clay Rasmussen, Eileen Kershaw, Jeanne Wright

**Others in attendance:** Shelley Jones, Matt Garner, Todd Lines, Barbara Lusk, Jesse Brown, Val Bush, Vaun Waddell, Devin Barker, Joy Ball, Mike & Julie Stears, Dillon Lloyd

**7:05 p.m.**

The meeting was called to order by Brent Barrus.

**Public Hearing on Land Use Schedule**

Vaun Waddell testified against the proposed Land Use Schedule changes and presented a written statement of his reasons. Todd Lines, Barbara Lusk & Val Bush signed in as neutral at the meeting. There were no more comments and no letters for or against the proposed Land Use Schedule changes.

**7:12 p.m.**

The hearing was closed by Brent Barrus

**7:15 p.m.**

The meeting was called to order by Brent Barrus.

**Public Hearing on Mike Stears Special Use Permit**

Marlene Webster, Blair & Delpha Clay & Brad Orme submitted the letter from the city notifying them of the public hearing and marked support for the Special Use Permit. Joy Ball was also for the Special Use Permit.

Todd Lines, Jess Brown, Barbara Lusk, Val Bush & Vaun Waddell were neutral. Vaun Waddell testified and was neutral about Mike Stears property but wondered if there was a better way to go about things. He submitted a written statement with his concerns. Jess Brown testified about concerns for the safety of children crossing Center Street with the increased traffic that might occur. He also questioned what might happen to the property value of homes and expressed that we need to follow the City's Comprehensive Plan and ordinances. Todd Lines and Vaun Waddell had similar concerns. Joan Jeppson sent a letter to the city with the same concerns as Vaun Waddell, Jess Brown and Barbara Lusk. There was a concern about density and also about a barrier between the two zoning districts (between the ally and apartment complex).

Devin Barker gave public input against the apartments on Mike Stears property. He had same concerns as Jess Brown. He also wanted the commission to treat all fairly when applications for permits are requested and felt that the Special Use Permit was being rushed.

A letter was written by Debbie Virgin who opposed the apartment project but was okay with the restaurant. She wanted to maintain single family homes on the street.

Mike Stears reviewed what his plans were to develop the Sugar City Market and for the three apartment buildings. He stated that his purpose in doing the project was to add to the city's business district and make that block a more inviting beautiful part of the city. He said he had no intentions of hurting anyone by doing the project, but felt it would be good for the city to have the store upgraded and nice apartments.

**7:35 p.m.**

The hearing was closed by Brent Barrus.